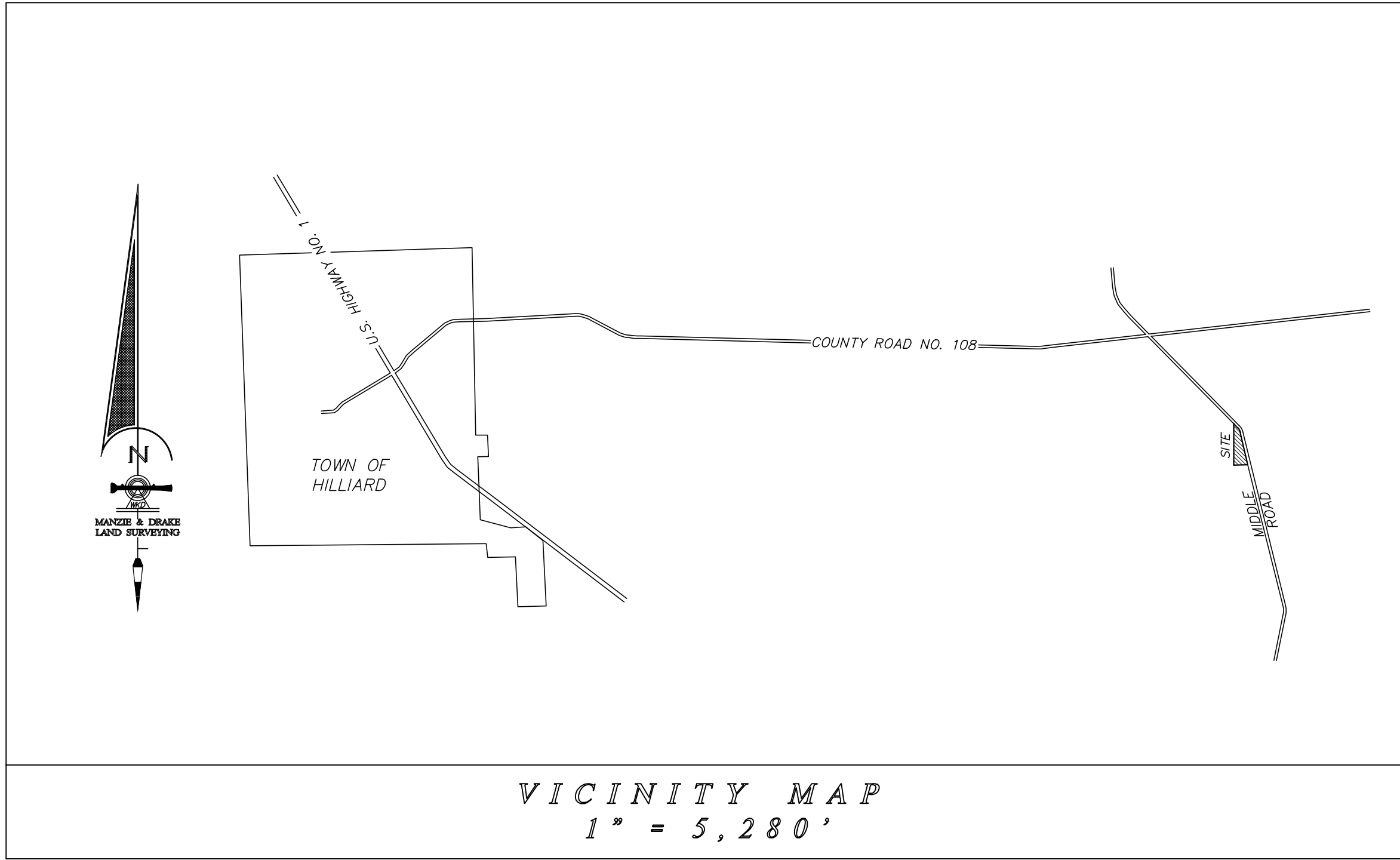


CASHEN FARMS
A PORTION OF SECTION 15, TOWNSHIP 3 NORTH,
RANGE 25 EAST, NASSAU COUNTY, FLORIDA

CAPTION:
A PARCEL OF LAND SITUATE IN THE NORTHEAST ONE-QUARTER OF (NE 1/4) OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 15; THENCE NORTH 88°17'59" EAST, ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 15, A DISTANCE OF 643.91 FEET TO INTERSECT THE WESTERLY RIGHT-OF-WAY LINE OF MIDDLE ROAD (A 60 FOOT RIGHT-OF-WAY) AS DESCRIBED IN OFFICIAL RECORDS BOOK 614, PAGE 923, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES: (1) NORTH 13°39'25" WEST A DISTANCE OF 1,507.57 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 502.98 FEET; (2) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°42'22", AN ARC DISTANCE OF 269.56 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 29°00'27" WEST A DISTANCE OF 266.34 FEET; (3) THENCE NORTH 44°21'29" WEST A DISTANCE OF 259.07 FEET TO INTERSECT THE WESTERLY LINE OF THE NORTHEAST ONE-QUARTER OF (NE 1/4) OF SAID SECTION 15; THENCE SOUTH 00°40'50" EAST, ALONG THE WESTERLY LINE OF THE NORTHEAST ONE-QUARTER OF (NE 1/4) OF SAID SECTION 15, A DISTANCE OF 1,902.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 17.85 ACRES MORE OR LESS.



TITLE CERTIFICATION

WE, FIDELITY NATIONAL TITLE INSURANCE COMPANY, A TITLE COMPANY, DO HEREBY CERTIFY THAT WE HAVE SEARCHED THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AS TO THE TITLE TO THE HEREON DESCRIBED PROPERTY AND WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY IS VESTED IN TERRAPOINTE LLC, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES OR OTHER ENCUMBRANCES OTHER THAN SHOWN HEREON AND THAT ALL EASEMENTS OF RECORD ARE SHOWN.

TITLE COMPANY REPRESENTATIVE

CHIEF OF FIRE-RESCUE CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN APPROVED BY THE CHIEF OF FIRE-RESCUE OF NASSAU COUNTY, FLORIDA

THIS _____ DAY OF _____, A.D. 2017.

CHIEF OF FIRE-RESCUE

COUNTY TAX COLLECTOR CERTIFICATE

TAX IDENTIFICATION NUMBER 15-3N-25-0000-0001-0010
I, THE UNDERSIGNED, DO HEREBY AFFIRM THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO UNPAID REAL PROPERTY TAXES APPLICABLE TO THE LANDS SUBJECT TO THIS PLAT.

SIGNED THIS _____ DAY OF _____, A.D. 2017.

TAX COLLECTOR
NASSAU COUNTY, FLORIDA

DIRECTOR OF ENGINEERING SERVICES CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE DIRECTOR OF ENGINEERING SERVICES OF NASSAU COUNTY, FLORIDA

THIS _____ DAY OF _____, A.D. 2017.

DIRECTOR OF ENGINEERING SERVICES

COMMISSION APPROVAL CERTIFICATE

EXAMINED AND APPROVED THIS _____ DAY OF _____, A.D. 2017 BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.

COMMISSION CHAIRMAN

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY

APPROVED FOR THE RECORD, THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE NASSAU COUNTY ATTORNEY, THIS _____ DAY OF _____, A.D. 2017

MICHAEL S. MULLIN, ATTORNEY
FLORIDA BAR NO. 301094

CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH CHAPTER 177.061, FLORIDA STATUTES, AND IS FILED FOR RECORD IN PLAT BOOK _____ PAGE _____ OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA. THIS _____ DAY OF _____, A.D. 2017.

CLERK OF THE CIRCUIT COURT

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SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION; THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; THAT THE SURVEY AND LEGAL DESCRIPTION ARE ACCURATE; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'s) HAVE BEEN SET ACCORDING TO CHAPTER 177.091 (7); AND THAT PERMANENT CONTROL POINTS (P.C.P.'s) WILL BE SET ACCORDING TO THE CHAPTER 177.091 (6); ALL ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND NASSAU COUNTY.

SIGNED THIS _____ DAY OF _____, A.D. 2017.

MICHAEL A. MANZIE, P.L.S.
FLORIDA CERTIFICATE No. 4069

MANZIE & DRAKE LAND SURVEYING
117 SOUTH NINTH STREET
FERNANDINA BEACH, FL 32034
CERTIFICATE OF AUTHORIZATION NUMBER "LB 7039"

CERTIFICATE OF REVIEW BY COUNTY EMPLOYED / CONTRACTED SURVEYOR / MAPPER

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, F.S., AND THAT I AM EMPLOYED BY OR UNDER CONTRACT TO THE APPROPRIATE LOCAL GOVERNING BODY AND ACTING HERETO AS AN AGENT THEREOF. THIS LIMITED CERTIFICATION AS TO FACIAL CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, F.S., IS NOT INTENDED TO BE AND SHOULD NOT BE CONSTRUED AS A CERTIFICATION OF THE ACCURACY OR QUALITY OF THE SURVEYING / MAPPING REFLECTED ON THIS PLAT.

SURVEYOR / MAPPER _____ DATE _____

PRINT NAME: _____

FLORIDA REGISTRATION NO.: _____

TERRAPOINTE LLC, A DELAWARE LIMITED LIABILITY COMPANY (OWNER)

WITNESS _____

TERRAPOINTE LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: RAYONIER TRS OPERATING COMPANY, A DELAWARE CORPORATION, ITS MANAGING MEMBER

PRINT OR TYPE NAME

WITNESS _____

PRINT OR TYPE NAME

BY:
NAME:
ITS:

STATE OF: FLORIDA
COUNTY OF: NASSAU

THIS IS TO CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, _____ AS _____ OF RAYONIER TRS OPERATING COMPANY, A DELAWARE CORPORATION AS MANAGING MEMBER OF TERRAPOINTE LLC, A DELAWARE LIMITED LIABILITY COMPANY ON BEHALF OF THE LIMITED LIABILITY COMPANY, TO ME WELL KNOWN AND KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING ADOPTION AND DEDICATION AND WHO ACKNOWLEDGED BEFORE ME THAT HE/SHE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USE AND PURPOSES THEREIN EXPRESSED.

WITNESS MY SIGNATURE AND OFFICIAL SEAL AT THE CITY OF _____ IN THE COUNTY OF _____ AND THE STATE OF _____, THIS _____ DAY OF _____, A.D., 2017

_____, MY COMMISSION EXPIRES : _____
NOTARY PUBLIC
STATE OF FLORIDA

ZONING CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY ME AND IS IN COMPLIANCE WITH THE ZONING RULES AND REGULATIONS OF NASSAU COUNTY, FLORIDA, CURRENTLY IN EFFECT.

THIS _____ DAY OF _____, 2017.

COUNTY PLANNER

COUNTY HEALTH CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT THIS _____ DAY OF _____, A.D. 2017, AND THESE LOTS ARE APPROVED TO BE REVIEWED ON AN INDIVIDUAL LOT BASIS ACCORDING TO F.A.C. 64E-6, 64E-8 AND 40C-3.

COUNTY HEALTH DEPARTMENT

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, TERRAPOINTE LLC, A DELAWARE LIMITED LIABILITY COMPANY (OWNER) IS THE LAWFUL OWNER OF THE LAND DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS "CASHEN FARMS", AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LAND.

IN WITNESS WHEREOF, OWNER HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS DULY ELECTED OFFICERS ACTING BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS.

LEGEND

P.L.S. = PROFESSIONAL LAND SURVEYOR
P.I.N. = PARCEL IDENTIFICATION NUMBER
LB = LICENSED BUSINESS
SQ. FT. = SQUARE FEET
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
O.R.B. = OFFICIAL RECORDS BOOK
(G&N) = GROSS & NET
(G) = GROSS
(N) = NET

SURVEYOR'S NOTES

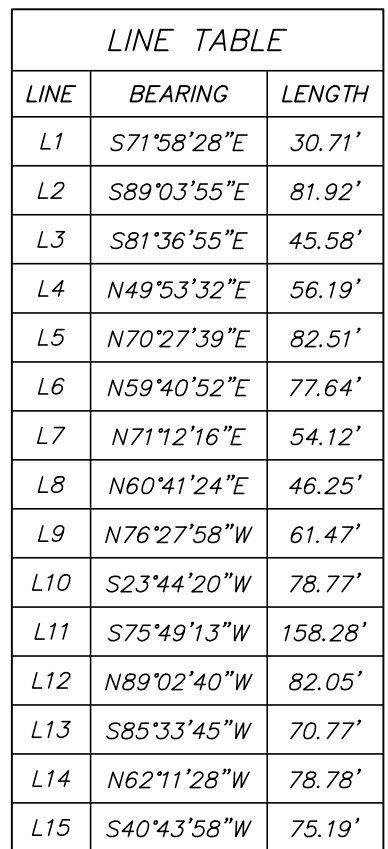
- 1.) ☐ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) (4"x4" CONCRETE MONUMENT) SET WITH IDENTIFICATION "MANZIE LB 7039".
- 2.) 43,560 SQ. FT. (N) DENOTES NET LOT SQUARE FOOTAGE
43,560 SQ. FT. (G) DENOTES GROSS LOT SQUARE FOOTAGE
- 3.) BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM 1983/1990.
- 4.) ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.G.V.D. 1988)
- 5.) THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONES "X" & "A" AS PER F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 12089C 0170 F, DATED 12/17/2010.
- 6.) THE CURRENT ZONING FOR THE LANDS SHOWN ON THIS PLAT AS OF THE DATE OF RECORDING IS "OR".
- 7.) BUILDING SETBACK REQUIREMENTS FOR THIS SUBDIVISION ZONED "OR" (OPEN RURAL), ARE AS FOLLOWS:
FRONT SETBACK = 35 FEET SIDE SETBACK = 15 FEET REAR SETBACK = 25 FEET
- 8.) THE LANDS SHOWN HEREON ARE LOCATED WITHIN STORM SURGE CATEGORY 5, AS SCALED FROM STORM SURGE ATLAS VOLUME 1, PLATE 4, NASSAU COUNTY, FLORIDA, AS PER S.L.O.S.H. (SEA, LAKE, AND OVERLAND SURGES FROM HURRICANES).
- 9.) ALL LOT LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED
- 10.) LOTS SHOWN HEREON ARE INTENDED FOR RESIDENTIAL PURPOSES.
- 11.) "NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 12.) ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.
- 13.) NO FURTHER SUBDIVISION OF LOTS IS ALLOWED UNLESS SUCH SUBDIVISION CONFORMS TO NASSAU COUNTY SUBDIVISION REGULATIONS AND BE APPROVED BY THE NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS.
- 14.) THE JURISDICTIONAL WETLANDS AS SHOWN HEREON WERE FLAGGED AND IDENTIFIED BY CARTER ENVIRONMENTAL SOLUTIONS, INC. ST JOHN'S RIVER WATER MANAGEMENT DISTRICT PERMIT NOT REQUIRED PER S.J.R.W.M.D. PERMIT DETERMINATION NUMBER PD0X-089-147970-1
- 14A.) FOR ADDITIONAL INFORMATION REGARDING THESE WETLAND JURISDICTIONAL AREAS AND THE METHODOLOGY USED TO DETERMINE THESE WETLAND AREAS, THE FOLLOWING AGENCIES MAY BE CONTACTED: US ARMY CORP OF ENGINEERS, STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION, AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
- 14B.) CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF ANY OF THE JURISDICTIONAL WETLAND AREAS DEPICTED HEREON WITHOUT THE WRITTEN APPROVAL OF NASSAU COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA, TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THESE WETLAND JURISDICTIONAL LINES MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.
- 15.) UPLAND BUFFERS SHALL BE MAINTAINED IN THEIR NATURAL VEGETATED CONDITION. NATIVE VEGETATION REMOVED OR DESTROYED WITHIN THE UPLAND BUFFER IN VIOLATION OF NASSAU COUNTY COMPREHENSIVE PLAN SHALL BE RESTORED. THESE AREAS SHALL BE REPLANTED WITH COMPARABLE NATIVE VEGETATIVE SPECIES AS WERE REMOVED OR DESTROYED. NOXIOUS AND EXOTIC PLANT MATERIALS CAN BE REMOVED. DEAD VEGETATION CAN BE REMOVED. LIMBING CAN OCCUR WITHIN BUFFERS, PROVIDED THAT THE LIMBS TO BE REMOVED ARE LESS THAN THREE (3) INCHES IN DIAMETER.
- 16.) ANY UNPAVED PRIVATE ACCESS IS SHOWN AS PRIVATE.
- 17.) TOTAL NUMBER OF LOTS: 6
- 18.) OLD VANZANT TRAIL IS A PRIVATELY MAINTAINED 30' ACCESS.

MANZIE & DRAKE LAND SURVEYING

117 South Ninth Street, Fernandina Beach, FL 32034
(904) 491-5700 FAX (904) 491-5777
Certificate of Authorization Number "LB 7039"



"OUR SIGHTS ARE ON THE FUTURE,
SET YOUR SITES ON US."

PLAT BOOK _____ PAGE _____
SHEET 2 OF 2 SHEETS



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	38.31'	502.98'	4°21'51"	N15°50'11"W	38.30'
C2	231.25'	502.98'	26°20'31"	N31°11'22"W	229.22'

WETLAND BUFFER TABLE		
REQUIRED AREA AT 25' (IN SQ. FT.)	PROVIDED AREA (IN SQ. FT.)	PROVIDED AVERAGE BUFFER
27,197 SQUARE FEET	27,197 SQUARE FEET	25- FEET


MANZIE & DRAKE LAND SURVEYING


117 South Ninth Street, Fernandina Beach, FL 32034
 (904) 491-1700 FAX (904) 491-5771
 Certificate of Authorization Number LB 7039

**"OUR *SIGHTS* ARE ON THE FUTURE,
 SET YOUR *SITES* ON US."**